

4896

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MELISSA A. NELSON
165 13TH STREET SW
ALABASTER, AL 35007

Inst # 1999-41749

10/07/1999-41749
08:42 AM CERTIFIED
SHELBY COUNTY CLERK OF COURSE
\$10.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY SIX THOUSAND and 00/100 (\$76,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DUSTY L. SCHERER, AN UNMARRIED PERSON and LARRY L. SCHERER, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MELISSA A. NELSON, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 20, RANGE 3 WEST AND RUN WEST ALONG THE SOUTH LINE OF SAID FORTY ACRES 630 FEET TO THE SOUTHEAST CORNER OF CHARLOTTE SUE AND JAMES R. LESTER LOWERY, JR. LOT; THENCE 2 DEGREES WEST (NORTH 1 DEGREE 7 MINUTES 09 SECONDS WEST MEASURED) ALONG THE EAST LINE OF SAID LOWERY LOT 125 FEET (124.92 FEET MEASURED); THENCE NORTH 88 DEGREES 47 MINUTES EAST (NORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST MEASURED) 135 FEET (134.03 FEET MEASURED); THENCE SOUTH 2 DEGREES EAST (SOUTH 1 DEGREE 33 MINUTES 40 SECONDS EAST MEASURED) 125.00 FEET TO THE SOUTH LINE OF SAID FORTY ACRES; THENCE ALONG LINE 135.00 FEET TO THE POINT OF BEGINNING. SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. OIL, GAS, MINING AND MINERAL RIGHTS AND ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY ON, UNDER, OVER OR ACROSS SAID PROPERTY HEREIN ABOVE DESCRIBED.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF LARRY L. SCHERER NOR HIS RESPECTIVE SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DUSTY L. SCHERER, AN UNMARRIED PERSON and LARRY L. SCHERER, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of September, 1999.


DUSTY L. SCHERER


LARRY L. SCHERER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DUSTY L. SCHERER, LARRY L. SCHERER whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29TH day of SEPTEMBER, 1999.



Notary Public

My commission expires: 9.29.02

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SHELBY COUNTY JUDGE OF PROBATE
002 MMS 87.00